



Effective 3/01/2022

**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Sketch plat review for a proposed lot split from 1 lot into 2 equal lots at the southwest corner of the Clifton Ave SE & William St SE intersection.		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Greater Albuquerque Habitat for Humanity (contact: Bill Reilly)		Phone: 505-350-6114
Address: 4900 Menaul Blvd NE		Email: bill@habitatbq.org
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Isaacson & Arfman, Inc. (contact: Ian Anderson)		Phone: 505-268-8828
Address: 128 Monroe St NE		Email: ian@iacivil.com
City: Albuquerque	State: NM	Zip: 87108
Proprietary Interest in Site: N/A	List all owners: Greater Albuquerque Habitat for Humanity	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: 1-A	Block: 2	Unit: N/A
Subdivision/Addition: JF Armijo Addition	MRGCD Map No.: 41	UPC Code: 101405619603330147
Zone Atlas Page(s): L-14-Z	Existing Zoning: R1-B	Proposed Zoning N/A, existing to remain
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 0.2296
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: William St SE	Between: Clifton Ave SE	and: Gerald Ave SE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
N/A		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 4/19/22
Printed Name: Ian Anderson	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### ☒ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing?   No   if yes, indicate language: \_\_\_\_\_

- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request
- ☒ Scale drawing of the proposed subdivision plat
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### ☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Proposed Final Plat
- \_\_\_ Design elevations & cross sections of perimeter walls
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

### ☐ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ Proposed Infrastructure List, if applicable
- \_\_\_ Required notice with content per IDO Section 14-16-6-4(K)
  - \_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- \_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- \_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

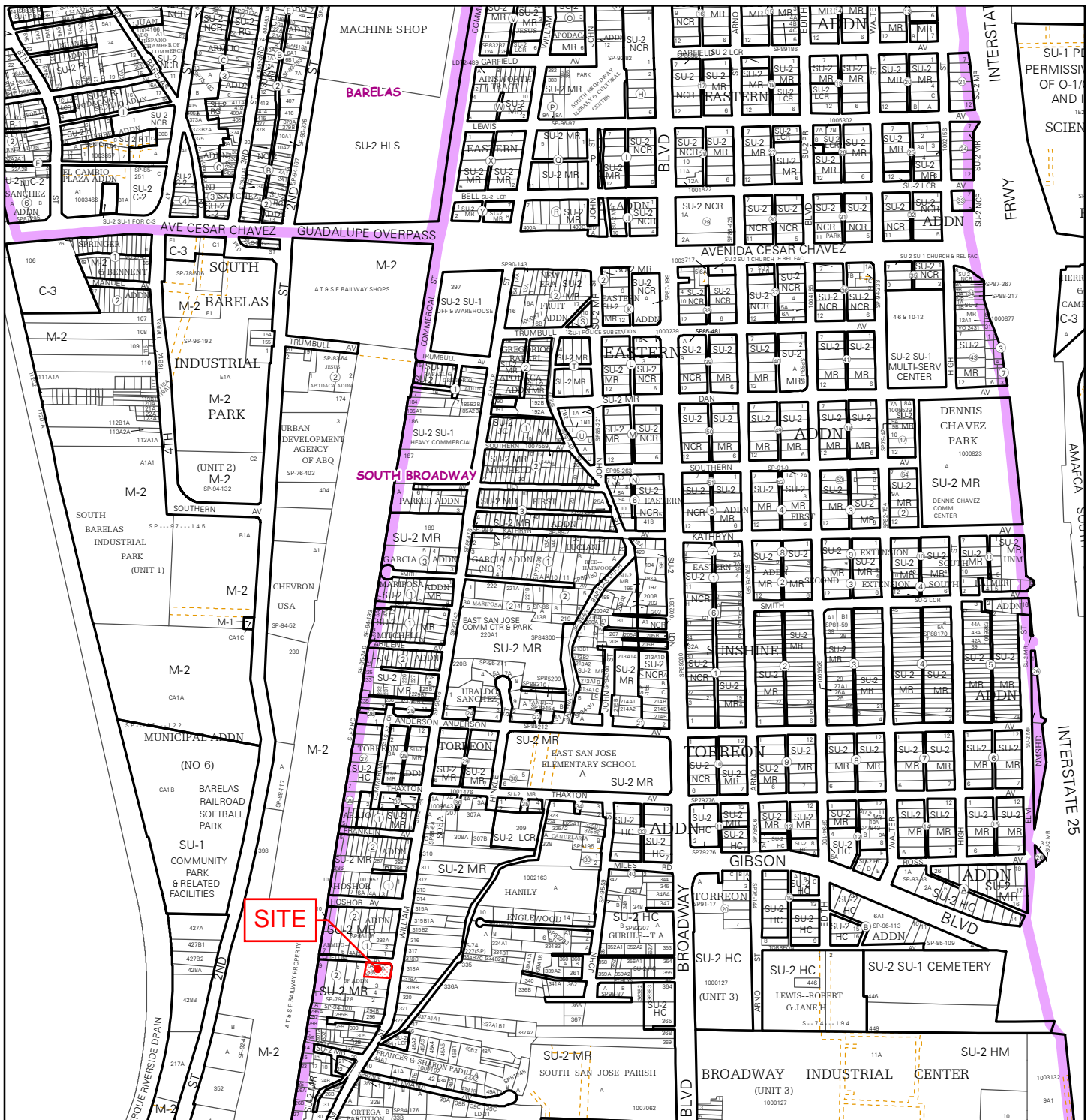
**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### ☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

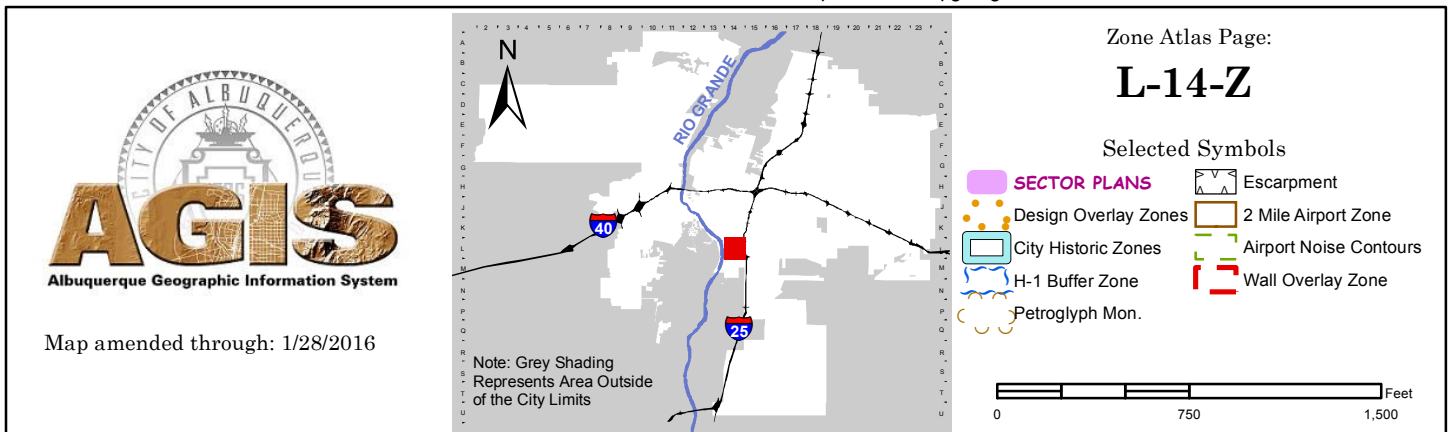
Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**



For more current information and details visit: <http://www.cabq.gov/gis>



April 18, 2022

Jolene Wolfley, DRB Chair  
Planning Department  
City of Albuquerque  
Plaza del Sol Building  
600 Second NW  
Albuquerque, NM 87102

Reference: **Greater Albuquerque Habitat for Humanity  
Clifton & William Street Development**

Subject: Lot 1-A-1 & 1-A-2, Block 2 JF Armijo Subdivision Sketch Plat Description

Isaacson & Arfman, Inc., agent for Greater Albuquerque Habitat for Humanity would like to request a Sketch Plat review for the referenced project above. The Clifton & William Street Development project will construct new affordable housing on platted lots which are currently vacant.

The development proposes the subdivision of the single corner lot 1-A into two separate lots, allowing for an additional affordable home to be constructed. Lot 1-A was established by the consolidation of the historical Lots 1 and 2 of the JF Armijo Subdivision. This consolidation is shown under the current recorded plat, document number 1989035331, book C39 page 7, dated 4/18/1989. Essentially the plat action proposed here will undo the consolidation which occurred under the Lot 1-A, Block 2 recorded plat. The action will revert the current lot back to the original layout, showing two separate lots at the southwest corner of the Clifton and William intersection.

Thank you for your consideration on this matter and we are poised to provide additional information upon request.

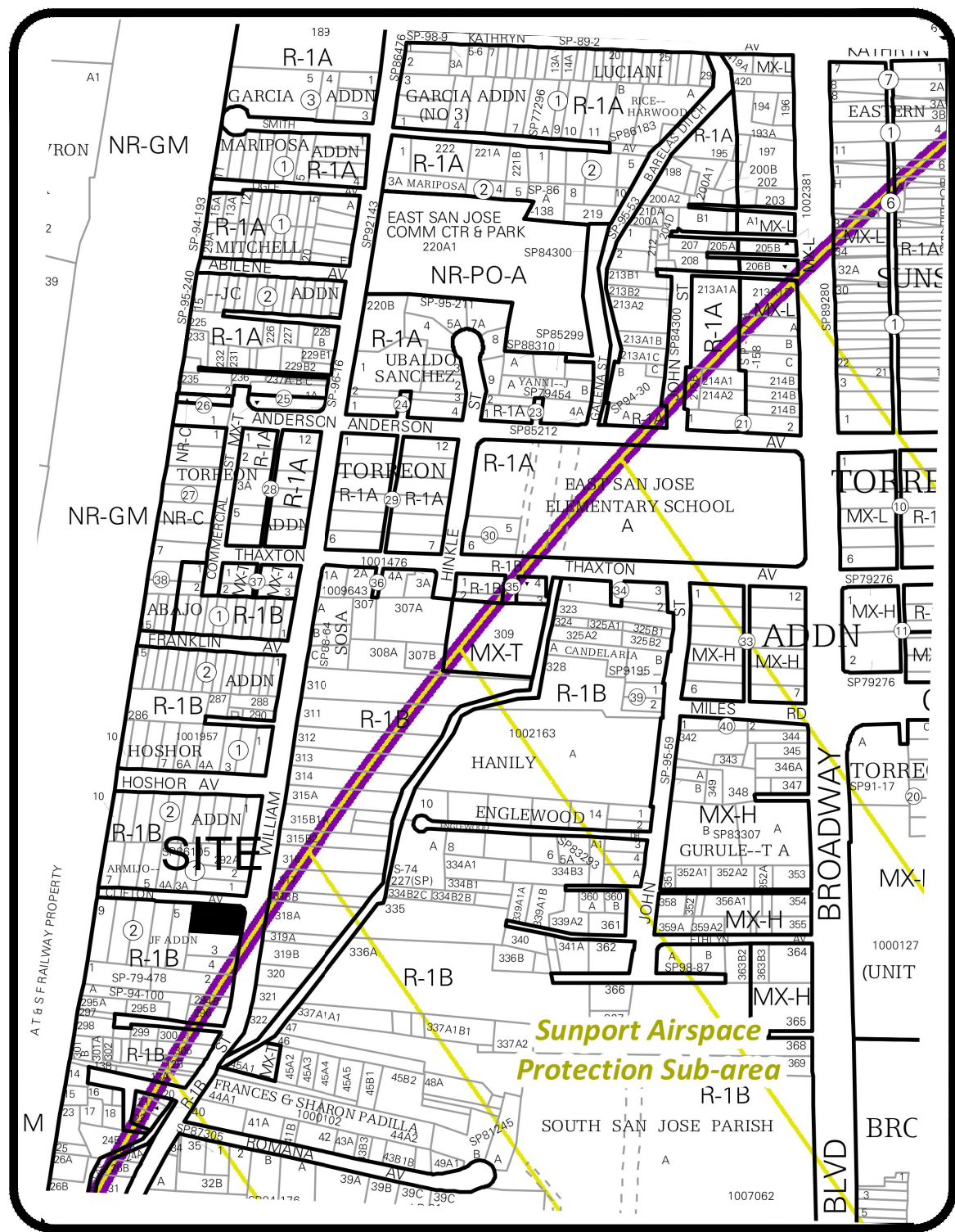
Sincerely,  
Isaacson & Arfman, Inc.



Ian M. N. Anderson, PE

Attachments: Development Review Application, Form S2, Zone Atlas Page, Sketch Plat, Site Sketch





ZONE ATLAS L-14-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1).

NOTES:

1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN ( ) ARE RECORD

SUBDIVISION DATA:

DRB#  
ZONE ATLAS INDEX NO. L-14-Z  
DATE OF FIELD SURVEY: MARCH 2022  
TOTAL NO. OF TRACTS EXISTING 2  
TOTAL NO. OF LOTS CREATED 2

DOCUMENTS USED:

VOL C39 PAGE 07

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

LEGAL DESCRIPTION:

LOT 1-A OF THE JF ARMIJO ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY ON APRIL 18, 1989 IN PLAT BOOK C39 PAGE 7.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: \_\_\_\_\_  
OWNER/DATE

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE: \_\_\_\_\_

SHEET INDEX

PAGE 1. COVER  
PAGE 2 SUBDIVISION PLAT

SKETCH PLAT OF  
LOT 1-A & 1-B  
BLOCK 2  
JF ARMIJO SUBDIVISION  
TOWN OF ATRISCO GRANT  
SECTION 29, T 10 N, R 4 E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH 2022

PROJECT NUMBER: \_\_\_\_\_

CITY APPROVALS:

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE
COMCAST	DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082 DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC  
PO BOX 65395  
ALBUQUERQUE, NM 87193  
505-917-8921

**Lot 5**  
7774 SQ. FT.  
0.17848 ACRES

**LOT 1-A-1**  
5001.79 S  
0.11 AC

**LOT 1-A-2**  
5,000.80 SF  
0.11 AC

**LOT 3**

**LOT 4**

**CLIFTON AVE SE**  
30' R.O.W.

**"E 366.34**  
**(50.00')**

**N9° 41' 57"E 155.84**  
**(N08° 45' 00"E 156.00')**

**S9° 49' 26"W 78.76**  
**(N08° 45' 00"E 80.00')**

**S86° 17' 38.14"E**  
**114.71**

**N86° 33' 56"W 131.76**

**S9° 04' 14"W 59.82**  
**(S08° 45' 00"W 59.38')**

**SET LS CAP "21082"**

**FD 2" REBAR**

**FOUND 2" IRON PIPE**

**FILED VOL C1, FOLIO 23**

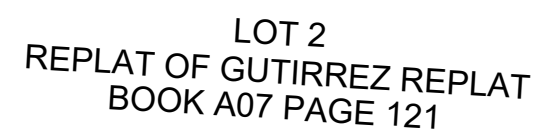
**1112 SQ. FT.**  
**0.17842 ACRES**

**CAP**

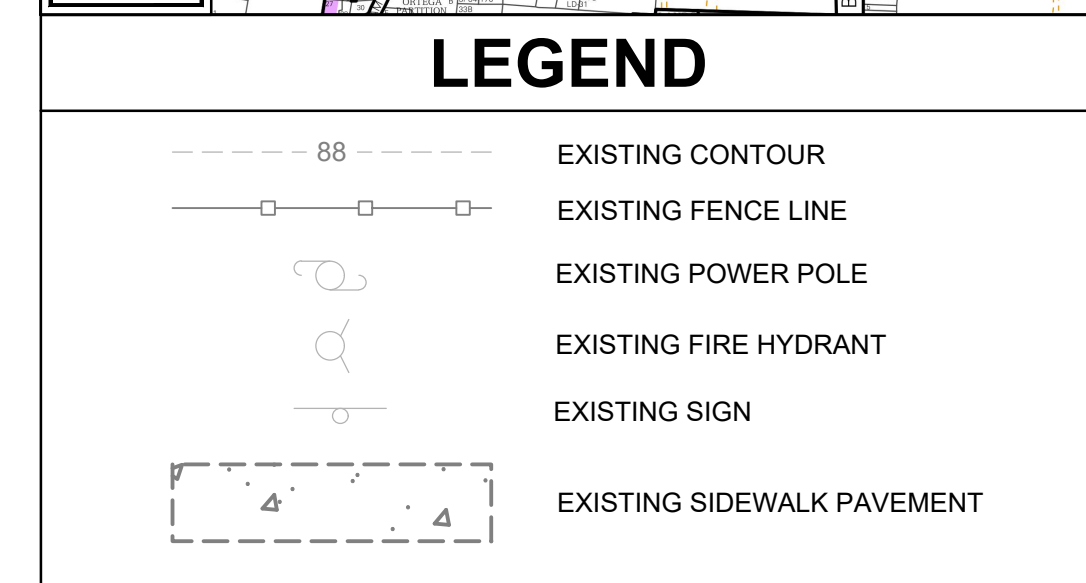
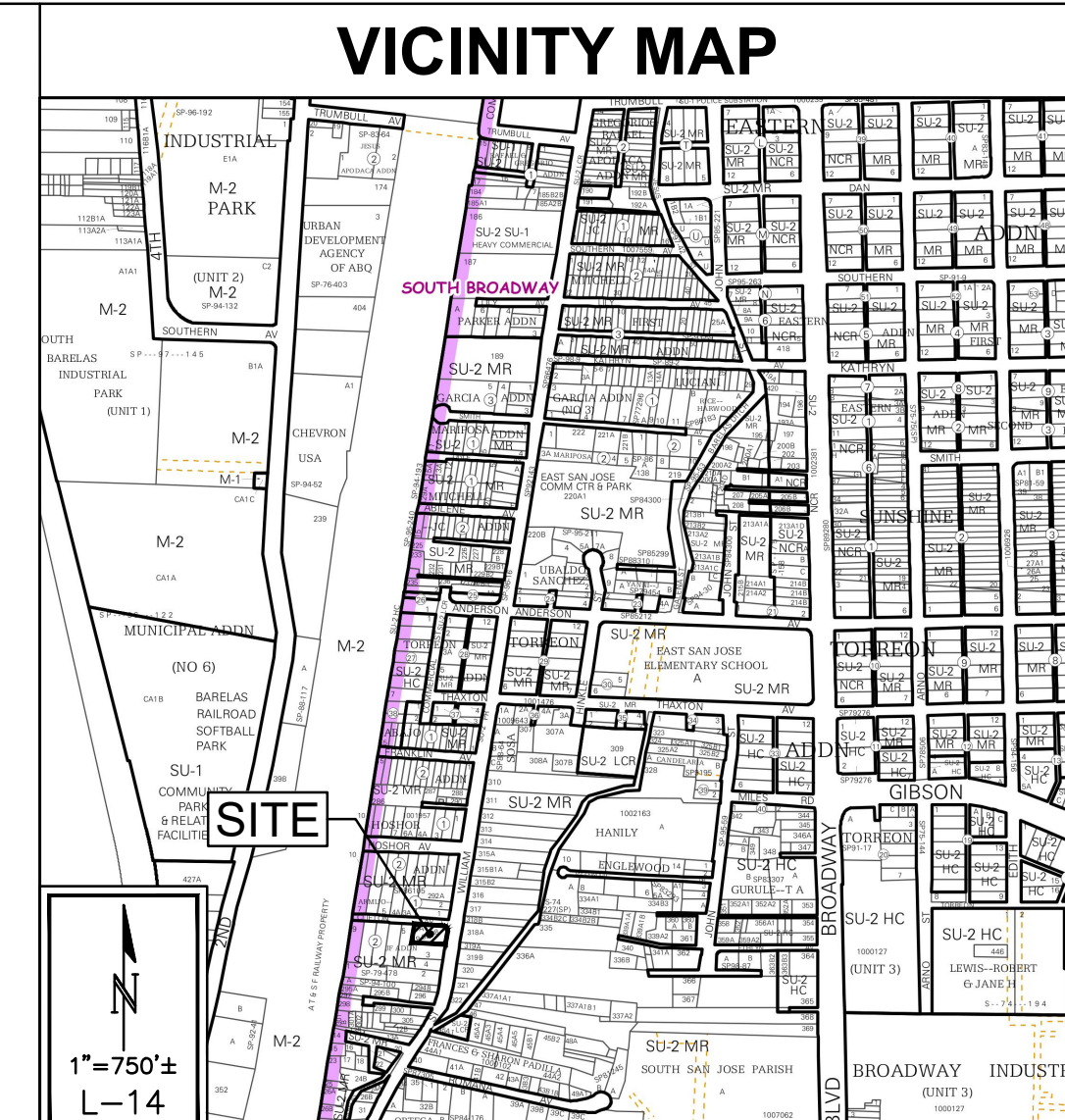
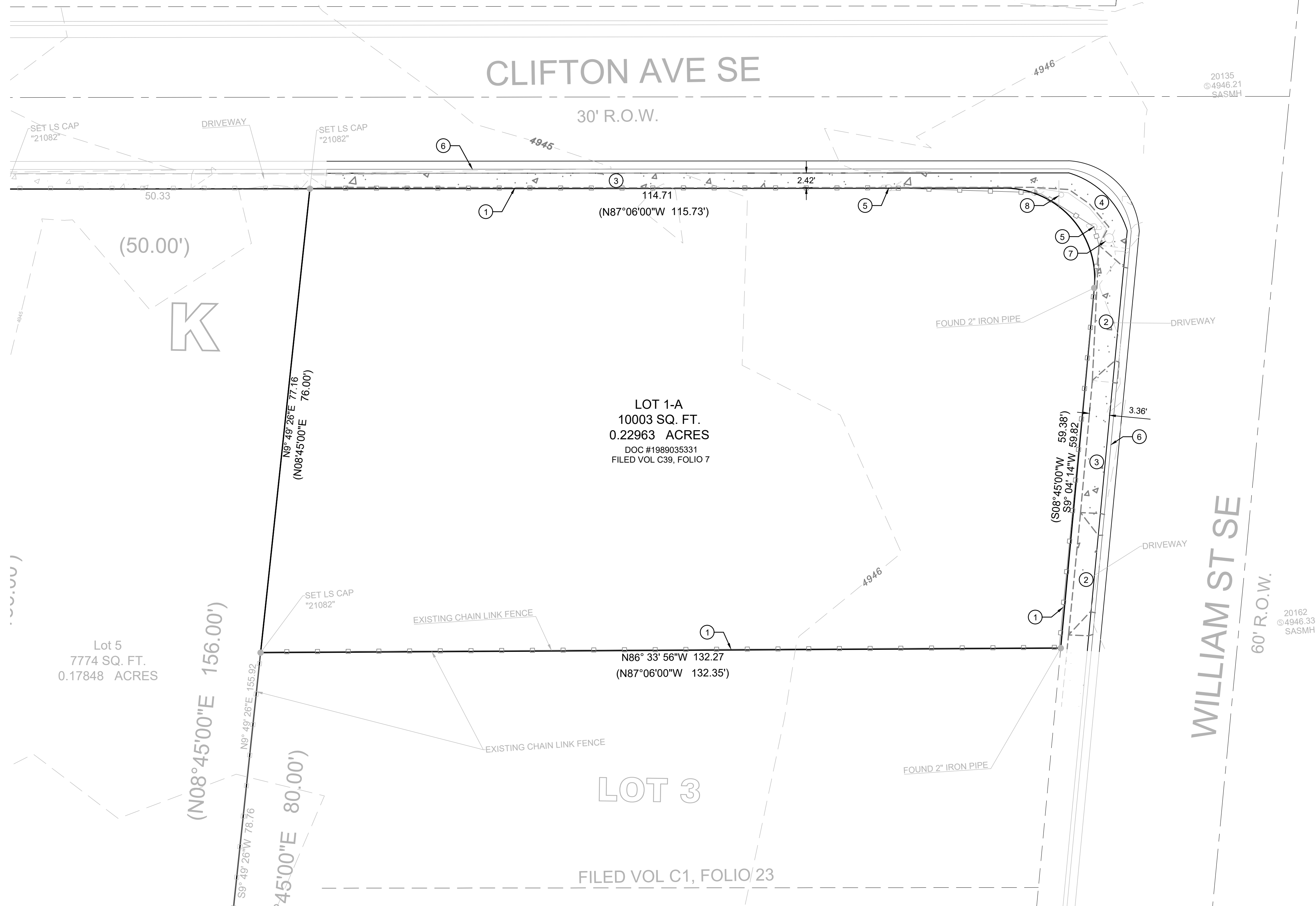
**K**

**K**

**WILLIAMSON**







- ## KEYED NOTES
1. EXISTING FENCE
  2. EXISTING DRIVEWAY
  3. EXISTING SIDEWALK
  4. EXISTING CURB RAMP
  5. EXISTING POWER POLE
  6. EXISTING CURB & GUTTER
  7. EXISTING FIRE HYDRANT
  8. EXISTING SIGN

**n & Arfman, Inc.**  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
5-268-8828 | [www.iacivil.com](http://www.iacivil.com)

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purpose whatsoever except with  
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Isaacson & Arfman, Inc.

PRELIMINARY  
FOR REVIEW ONLY

DATE: 4-19-22

**CLIFTON AVE & WILLIAM ST  
DEVELOPMENT**  
**Albuquerque, New Mexico**  
a development of  
**Greater Albuquerque Habitat for Humanity**

No	Date	Description
<div>DESIGN ISSUE: DEVELOPMENT</div>		
PROJECT NUMBER: IA 2486		
FILE: 2486 CEC-100.dwg		
DRAWN BY: IMNA		
CHECKED BY: FCA		
DATE: 04-19-2022		

SHEET TITLE

**EXISTING  
CONDITIONS  
SITE SKETCH**

SHEET NUMBER

**C-EC-1**